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Address: [1312 SADDLE BLANKET CT](#)
City: FORT WORTH
Georeference: 44715A-12-12
Subdivision: VILLAGES OF CHISHOLM RIDGE, TH
Neighborhood Code: A2F010C

Latitude: 32.8764276276
Longitude: -97.340386154
TAD Map: 2048-440
MAPSCO: TAR-034R



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This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: VILLAGES OF CHISHOLM RIDGE, TH Block 12 Lot 12

Jurisdictions:

- CITY OF FORT WORTH (026)
- TARRANT COUNTY (220)
- TARRANT REGIONAL WATER DISTRICT (223)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- EAGLE MTN-SAGINAW ISD (918)

Site Number: 41028589
Site Name: VILLAGES OF CHISHOLM RIDGE, TH-12-12
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,082
Percent Complete: 100%
Land Sqft^{*}: 3,824
Land Acres^{*}: 0.0877
Pool: N

State Code: A
Year Built: 2006
Personal Property Account: N/A
Agent: OWNWELL INC (12140)
Protest Deadline Date: 5/24/2024

+++ Rounded.

* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:
MOUNTAIN SPRING RESIDENTIAL LLC
Primary Owner Address:
11317 NE 117TH ST
KIRKLAND, WA 98034

Deed Date: 3/2/2022
Deed Volume:
Deed Page:
Instrument: [D222062043](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
JOSHI HRISHIKESH SHYAMKANT;JOSHI KAVITA	2/17/2021	D221053140		
QUINTERO JULIE;URYC VICTORIA	9/22/2017	D217226965		
TATE JEFFREY T	7/28/2011	D211184531	0000000	0000000
AURORA LOAN SERVICES LLC	5/3/2011	D211112710	0000000	0000000
PARHAM JULIE;PARHAM ROBERT	8/31/2006	D206280391	0000000	0000000
BEAZER HOMES TEXAS LP	4/24/2006	D206120867	0000000	0000000
S CHISHOLM RIDGE II LTD	1/1/2006	00000000000000	0000000	0000000

VALUES

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. [Tarrant County Tax Office Account Information](#).

Year	Improvement Market	Land Market	Total Market	Total Appraised ⁺
2025	\$276,549	\$40,000	\$316,549	\$316,549
2024	\$276,549	\$40,000	\$316,549	\$316,549
2023	\$273,000	\$40,000	\$313,000	\$313,000
2022	\$184,524	\$23,000	\$207,524	\$201,017
2021	\$194,758	\$23,000	\$217,758	\$182,743
2020	\$179,879	\$23,000	\$202,879	\$166,130

Pending indicates that the property record has not yet been completed for the indicated tax year.

+ Appraised value may be less than market value due to state-mandated limitations of value increases.

EXEMPTIONS / SPECIAL APPRAISAL

There are no exemptions for this property

Per Texas Property Tax Code Section 25.027, this website does not include exemption information indicating that a property owner is 65 years of age or older for unauthorized individuals.